

Sold



## 16 Clare Valley Pl, Wamboin

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### Sold Online Auction \$ 1,617,000

**Sold by Openn Negotiation (flexible conditions online auction). The Openn Negotiation is under way and the property can sell at any time. Contact the sales agent immediately to become qualified and avoid disappointment. Open to all buyers, including finance, subject to seller approval.**

You will love coming home, the entrance leads to park like grounds and a sealed driveway to the residence and huge workshop shedding. This property is convenient, has established facilities and privately set among tall standings of gum and lovely gardens.

Located only 20 -25 mins to Queanbeyan or Canberra airport. Clare Valley Place is a small Cul De Sac of established properties. It's the perfect place to call home if you are looking for a rural retreat with an easy commute to Canberra and Sydney. Beautiful Bungendore is the closest town centre only 10 mins drive. Contentious Character is a local Vinyard only 2 mins drive, where you can enjoy entertaining friends and family dinners overlooking the beautiful vines.

The residence is built with a colonial style, a veradah wraps the home over slate pathways. Pathways lead to entrance stairs, swimming pool area, gardens and an impressive covered alfresco entertaining space. This organised arrangement of gardens, retaining walls and staircases, surround a lovely sandstock brick home.

From the moment you hit the sealed driveway then walk-through gardens to the front door it really feels like home. There is 4 bedrooms, and the segregated master has an ensuite bathroom and walk in robe. All bedrooms are a really good size perfect for the family. There are 4 living areas, a family room off the kitchen, a dining area, the bar lounge with fireplace and the covered alfresco. The interior has continued the colonial styling with combined brickwork and timbers blending with corrugated iron which features wall art and must be experienced in person. Split level gives the bar lounge and family kitchen a sense of there own space. The

4 3 9 2.00 ha

Price	SOLD
Property Type	Residential
Property ID	776
Land Area	2.00 ha

#### Agent Details

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cathedral timber clad ceilings are right on point for colonial styling, and creates a feeling of space and grandeur.

The kitchen has wood burning stove which also heats the water and hydronic slab heating system. For warmer months there is instant gas water separate gas stove and oven which complete the spacious kitchen with plenty of storage and bench space.

Another really cool feature is the swimming pool which is surrounded by hardwood decking and featured pergola. There is with plenty of space to spend the summers day with friends and family.

If your hobbies or work requires a big shed.. this will certainly tick all your boxes. Complete with bathroom and gymnasium the remainder is a fully secured ?? x ?? meter workshop. Store your cars, bikes, boats what ever toys you have... (or need) right at home. The is a side carport for trailers and or building materials. A smaller machinery shed is also erected for tractors and mowers.

There is plenty of water as the property has a bore, a dam and rainwater tanks'. A double carport is off the driveway close to the home for the everyday use which adds to the extensive amount of infrastructure completing this wonderful property in a very sort after location.

For all details contact Ben Stevenson on 0467 046 637

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